



### **35 Marsh Lane, Ince, Chester, Cheshire, CH2 4NP**

Three bedroomed mid terraced property situated in the historic village of Ince close to the monastery and village square. The property has UPVC double glazing, refitted wet room and gas central heating but will require further refurbishment to bring it up to modern day standards. The accommodation briefly comprises:- Hallway, living room, kitchen, utility room. To the first floor are three bedrooms and refitted wet room. Outside are paved area to front, garden to rear plus land approximately 201 feet wide 53'9" deep with gated access.

**£190,000**



### Front

UPVC entrance door.

### Hallway

Stairs to first floor. Radiator.

### Living Room

20'9" x 11'7"

UPVC double glazed windows to front and rear. Picture rail. Fireplace housing open hearth. Radiators to front and rear.

### Kitchen

9'9" x 9'9"

Fitted with a range of wall and base units to include stainless steel sink unit. Space for electric cooker. Part tiled walls. Quarry tiled floor. UPVC double glazed window to rear. Exit door to rear. Pantry with quarry tiled floor and shelves.



### Utility Room

10'6"(max) x 5'11" (+ under stairs recess)

Space and plumbing for washing machine. Wall mounted Ideal gas boiler. UPVC double glazed window to front.

### First Floor

Landing. Loft access. Store cupboard.

### Bedroom 1

16'9" x 11'2"

UPVC double glazed window to front having views across farm land. Radiator.



### Bedroom 2

13'5" x 9'3" (narrowing to 5'7")

UPVC double glazed window to rear having views across farmland. Radiator.

### Bedroom 3

11'10" x 6'0" (+recess)

UPVC double glazed window to front.

### Wet Room

8'3" x 5'5"

Refitted with walk-in shower. Mira electric shower. Wash hand basin. WC. Radiator. Tiled walls. Two UPVC double glazed windows to rear.



### Outside

Enclosed rear garden. Patio. Side access gate. Brick coal store. Lawn. Greenhouse. Shed. Outside water tap.

Land to rear approximately 53'9" deep x 20' wide.

Gated access to side of end property.

Front - Flagged area to front with sandstone wall.

### Directions

From the centre of Frodsham proceed through Helsby until reaching the motorway roundabout at Hapsford. Take the second exit into Elton, continue along Ince Lane until reaching Ince village where the property is situated on the left just beyond the Monastery.





**Age:** 1950's

**Tenure:** Freehold

**Council Tax:** A

**EPC Rating:** C



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 **Ian J Tickle**

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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